



Arlington Historic District Commissions
Final and Approved Minutes

Date: December 19, 2019

Time: 8:00 PM

Location: Whittemore Robbins House, 670R Mass. Ave., Arlington MA

Commissioners Present: J. Worden, B. Cohen, D. Baldwin, C. Barry, M. Bush, C. Hamilton, C. Tee

Commissioners Not Present: M. Audin, S. Makowka N. Aikenhead

Guests: William Stansbury, Nate Raughley, Paul Eaton, John and Nancy Madrid, Chris and Caroline Walters, Diane Stansbury, Katherine MacPhail, Jim Hamilton, Sue McClelland, Jim Koenig.

1. AHDC Meeting Opens 8:05pm In the absence of S. Makowka and C. Greeley, B. Cohen took the minutes and J. Worden presided.
2. Appointment of alternate Commissioners; Mt. Gilboa – C. Hamilton; Jason/ Gray – M. Bush; Russell District – C. Hamilton; Pleasant St. – C. Barry and C. Hamilton
3. Approval of draft minutes from November 21, 2019. D. Baldwin moved to accept minutes as revised, seconded by C. Barry. Unanimous approval.
4. COMMUNICATIONS
 - a. C. Hamilton requested letter in support of the CPA Grant application for elements of restoration of the grotto in Robbins Garden. D. Baldwin moved approval to write letter, J. Worden seconded, unanimous approval on this letter.
 - b. J. Worden mentioned S. Makowka's proposal that C. Barry be appointed to the at large vacancy, C. Hamilton to the Jason/Gray seat, and B. Melofchik to the Broadway seat. This requires a letter to the Select Board.
 - c. CPA application for archeological reconnaissance discussed and M. Bush moved approval for a letter of support by S. Makowka, seconded by J. Worden. Unanimous approval for letter to be sent.
5. OTHER BUSINESS (moved ahead of open forum)
 - a. Robbins Garden restoration work CPA application -- See above
 - b. Central Street and Avon Place Historic District vacant commissioner seats -- See above
 - c. Report from Streetscape sub-committee -- Noted that the town doesn't seem to be actively working on this at this time.
 - d. Modification of Design Guidelines for Fiberglass Gutter eligibility for a CONA –M. Bush reports that it should probably be worded so that it doesn't need a vote of the Town Meeting to modify the guidelines. Short discussion of what is required.

6. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

No forum items.

7. NEW BUSINESS 8:15pm

- a. Formal Hearing re: 138 Westminster Ave. (McPhail) for siding, windows and an addition
K. McPhail gave presentation regarding changes including addition on back of house and alteration of front porch by moving front wall forward about 3 feet. 1 additional window will be on the front porch. Enclosing part of front porch is to add a half bath with small window. Windows will be Brosco traditional sash, and Harvey Tru Channel storm windows. Proposal is to remove vinyl siding and repair shingles underneath. Rear porch will be three season, with glass window panels. Will remove windows in gable that are shown on the drawings. Question about fence around the condenser. John McFail, Chris and Carolyn Walters, Abutter noted that the proposed changes are in keeping with the district.

C. Barry made a motion to approve the proposed project with a modification that the triangular windows shown on the drawings in the gable would be replaced by shingle. D. Baldwin seconded. Unanimous approval. Monitor appointed Monitor: B. Cohen.

- b. Formal Hearing re: 17 Irving Street (Parmenter School Bldg-Town of Arl.) for installation of an elevator. Applicant proposing to put an elevator in inside the building. The elevator headhouse will extend above the roofline as shown on plans. Will be clad in same material as existing chimneys or projections coming through the roof line. Discussion of the materials for the headhouse of the elevator above the roof line. Location of the elevator is situated based on interior conditions and locations of corridors and stairs, and the ability to reuse a coal cellar area in the basement for the elevator pit. Headhouse needs to project so high due to its needing to go to the third floor which is a public space that needs HC access. Discussion of location of the elevator in the front of the building in such a prominent location. Large massing in the front and sticks up off-center is concerning to the commission. Suggestions made by the commission to further study some possible options to reduce the impact of the elevator installation on the exterior. Suggestions include, elevator with a smaller footprint, elevator requiring a shorter headhouse (hydraulic for example), also look at options for moving the elevator to a different less impactful location on the building exterior. Decision to continue the hearing until January to present some more options, smaller elevator, different location, hydraulic elevator.

- c. Formal Hearing re: 195 Westminster Ave. for solar panel installation
Solar Panel installer and Owner presented a proposal to install solar panels on this Victorian house. Due to there being two skylights in the roof area that is most appropriate for the installation, the proposed panel locations were not in keeping with the published criteria. Typically the panel layouts should be as rectangular as possible. Decision to continue the hearing until January to present with a proposal that more closely meets published criteria.

- d. Formal Hearing re: 207 Pleasant St. (Koenig) for changes in previously approved front porch pillars
Homeowner presented a proposal to replace formerly approved wooden columns with resin coated fiberglass, due to the difficulty of finding wood columns. Also was advised that the wood railings can be replaced to match with what was there before, despite contractor's saying otherwise. The building code has an explicit exception for the height requirement for existing historic railing.

C. Barry moved to accept the proposal for the substitution of existing wood columns with resin fiberglass reinforced per the proposal. Seconded for discussion. M. Bush seconded. Unanimous approval. Monitor will continue to be M. Bush.

- e. Informal Hearing re: 221 Pleasant Street regarding exterior changes
Architect and homeowners presented proposed changes to this Carl Koch designed mid-century modern house, the former the home of Nobel Laureate Dr. Roy Glauber. Changes proposed include replacement of sliding barn doors on rear that separate the interior to the patio with glass sliders, adding an outdoor shower area on rear (not viewable from street), repair of siding and foundations (mix of stucco and T-11), replacement of existing mix of metal and wood framed single pane windows that have failed with new windows, with a mix of wood and metal.
Discussion of the proposed foundation materials, commission suggested parge would be more appropriate than brick. Given the special nature of this building, the published guidelines for windows do not really apply, so there is some flexibility in window materials. The commission thought that overall the changes added up to enough changes that they were in need of a formal application.

8. REVIEW OF PROJECTS

9. MEETING ADJOURNS 10:30PM

10.NEXT MEETING: (joint with Historical Commission) Tuesday, Jan. 14 - Postponed

11.NEXT MEETING: Thursday, January 23, 2020